

# Market Highlights

**Realtor® Insights:**

- Denver remains an expensive place to live, and buying a home continues to be challenging. Amid ongoing affordability pressures, sellers looking to capitalize on equity gains need to price their homes realistically, using both statistical and qualitative data to support their pricing.
- Sellers are adjusting to longer days on market without panic, recognizing that homes simply take more time to sell in today's environment. Many are also leaning more heavily on their agents' guidance to properly prepare their homes for the market. First impressions matter more than ever, and cell phone photos and cluttered spaces no longer cut it.
- Today's buyers are prioritizing affordability and practicality. Sellers are best served by preparing their homes thoughtfully, budgeting for inspection-related repairs or improvements and avoiding speculative upgrades unless those investments are truly cost-effective.
- This spring, expect bidding wars on well-priced, well-prepared and well-maintained homes in strong locations. While inventory has increased, there remains a shortage of highly desirable homes, those that are reasonably priced, mostly updated and in top-tier neighborhoods.

**Local News:**

- With nearly \$200 million in federal grant funding, the Denver Regional Council of Governments is partnering with the state, businesses, utilities and community groups to cut carbon emissions and update residential heating and cooling home systems with heat pumps.
- Redfin anticipates gradual relief for buyers as income growth begins to outpace home price gains nationally. In Denver's high-cost market, rising local incomes could create pockets of improved affordability.
- Denver is no longer mailing property tax bills to all homeowners, shifting statements to online instead. Residents recently received postcards directing them to check their tax statements at [Denvergov.org/property](http://Denvergov.org/property). The transition, which began last year, will save the city about \$100,000 annually in mailing costs and eliminate the use of nearly 500,000 pieces of paper.
- Colorado now ranks fifth nationally for outbound moves, with 55 percent of moves leaving the state compared to 45 percent moving in—the highest outbound share since 1990.
- To improve air quality and reduce utility costs, Colorado law now requires gas furnaces and water heaters manufactured after January 1, 2026, to meet Ultra Low NOx or ENERGY STAR® standards. Existing systems are unaffected, but future replacements must comply and are expected to cost 40 to 200 percent more.
- According to an analysis by Cinch Home Services, Colorado residential land averaged \$942,200 per acre in 2022, up from \$343,800 in 2012. This 174 percent increase over a decade ranks among the fastest gains in the nation.

**National News:**

- President Trump has proposed banning large institutional investors from purchasing single-family homes in an effort to improve housing affordability by reducing competition with individual buyers. However, industry experts note that such a ban tar-

gets a relatively small share of the market and is unlikely to materially ease prices or expand supply without broader supply-side solutions, making its real-world impact modest at best.

- Looking ahead to 2026, buyers may see a rare window of opportunity as new-home prices have converged with, or in some cases fallen below, existing-home prices. Builder price cuts, elevated incentives, modest construction growth and the potential for interest rate easing could improve affordability for newly built homes after several challenging years.
- JPMorgan forecasts that nominal home prices may flatten in 2026, while sales activity gradually improves as demand responds to stabilizing interest rates. Slower price growth could help reset seller expectations and boost buyer confidence where affordability improves.
- The latest design trend is the addition of dedicated "analog" rooms, which are screen-free spaces designed for board games, music, reading and creative activities.

**Mortgage News:**

- Last Friday, President Trump effectively nominated Kevin Warsh as the next Federal Reserve chair. Warsh, a former Federal Reserve governor, has previously expressed concerns about Fed policy and has indicated support for lower interest rates. As the nomination process moves forward, he will need to work with a divided Federal Reserve as policymakers continue to assess the appropriate path for rates.
- Late-stage mortgage delinquencies reached a three-year high in December 2025, according to data from ICE Mortgage Technology.

**Rental News:**

- Metro Denver's apartment market has shifted firmly into renter-friendly territory, with vacancy rates climbing to roughly 7.6 percent at the end of 2025 (the highest in 16 years). A decade-long supply surge has outpaced demand, driving average rents lower and increasing concessions.
- Looking ahead, Denver's apartment construction pipeline is expected to slow sharply in 2025. Mayor Mike Johnston has identified this slowdown as a major concern, as developers face financing challenges and permitting delays, even as recent supply growth has helped ease rental costs.

**Quick Stats:**

- The average number of active listings for January (1985-2025) is 11,926.
- The record-high January occurred in 2008 with 24,550 listings, while the record-low was set in 2022 with just 1,184 listings.
- Historically, active listings decline an average of 3.28 percent from December to January. This January's 8.16 percent increase reflects a strong influx of new listings.

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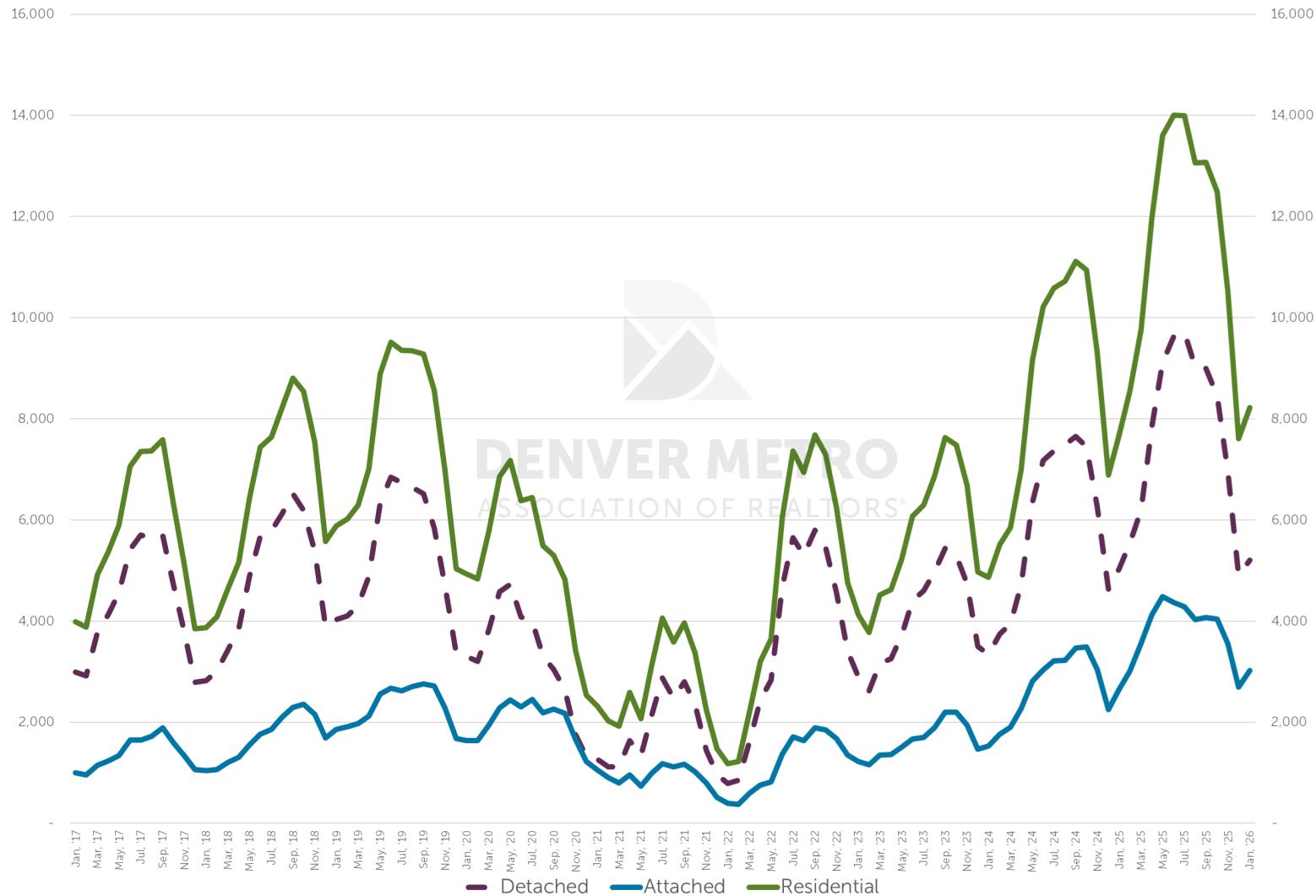


## Market Overview

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	8,228	7,607	7,688	8.16%	7.02%
New Listings	4,455	1,764	4,350	152.55%	2.41%
Pending	3,060	2,079	2,821	47.19%	8.47%
Closed	1,919	3,228	2,391	-40.55%	-19.74%
Close Price - Average	\$ 676,548	\$ 676,659	\$ 686,055	-0.02%	-1.39%
Close Price - Median	\$ 569,500	\$ 575,000	\$ 575,000	-0.96%	-0.96%
Sales Volume	\$ 1,298,295,157	\$ 2,184,256,000	\$ 1,640,357,197	-40.56%	-20.85%
Days in MLS - Average	74	66	60	12.12%	23.33%
Days in MLS - Median	53	45	45	17.78%	17.78%
Close-Price-to-List-Price Ratio	97.94%	98.23%	98.50%	-0.30%	-0.57%
<b>Detached</b>					
Active Listings at Month's End	5,201	4,910	5,036	5.93%	3.28%
New Listings	3,095	1,194	2,979	159.21%	3.89%
Pending	2,377	1,604	2,106	48.19%	12.87%
Closed	1,486	2,508	1,771	-40.75%	-16.09%
Close Price - Average	\$ 744,236	\$ 747,064	\$ 772,012	-0.38%	-3.60%
Close Price - Median	\$ 615,000	\$ 625,000	\$ 638,000	-1.60%	-3.61%
Sales Volume	\$ 1,105,935,132	\$ 1,873,636,516	\$ 1,367,233,840	-40.97%	-19.11%
Days in MLS - Average	71	64	60	10.94%	18.33%
Days in MLS - Median	50	44	43	13.64%	16.28%
Close-Price-to-List-Price Ratio	98.04%	98.32%	98.53%	-0.28%	-0.50%
<b>Attached</b>					
Active Listings at Month's End	3,027	2,697	2,652	12.24%	14.14%
New Listings	1,360	570	1,371	138.60%	-0.80%
Pending	683	475	715	43.79%	-4.48%
Closed	433	720	620	-39.86%	-30.16%
Close Price - Average	\$ 444,249	\$ 431,416	\$ 440,522	2.97%	0.85%
Close Price - Median	\$ 390,000	\$ 384,995	\$ 398,000	1.30%	-2.01%
Sales Volume	\$ 192,360,025	\$ 310,619,484	\$ 273,123,357	-38.07%	-29.57%
Days in MLS - Average	85	73	62	16.44%	37.10%
Days in MLS - Median	63	49	48	28.57%	31.25%
Close-Price-to-List-Price Ratio	97.57%	97.93%	98.41%	-0.37%	-0.85%

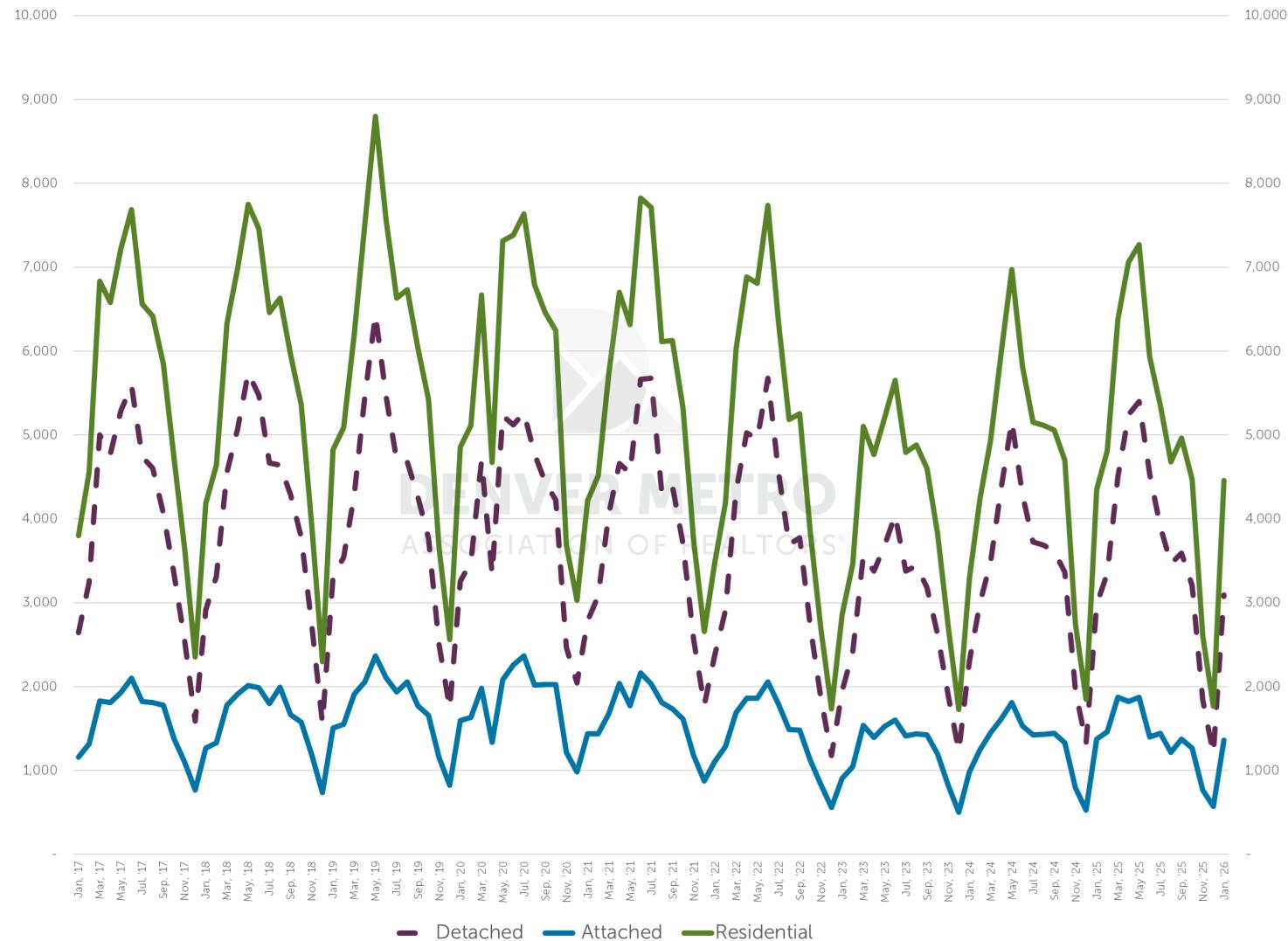
## Active Listings at Month's End

DMAR Market Trends | January 2026  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



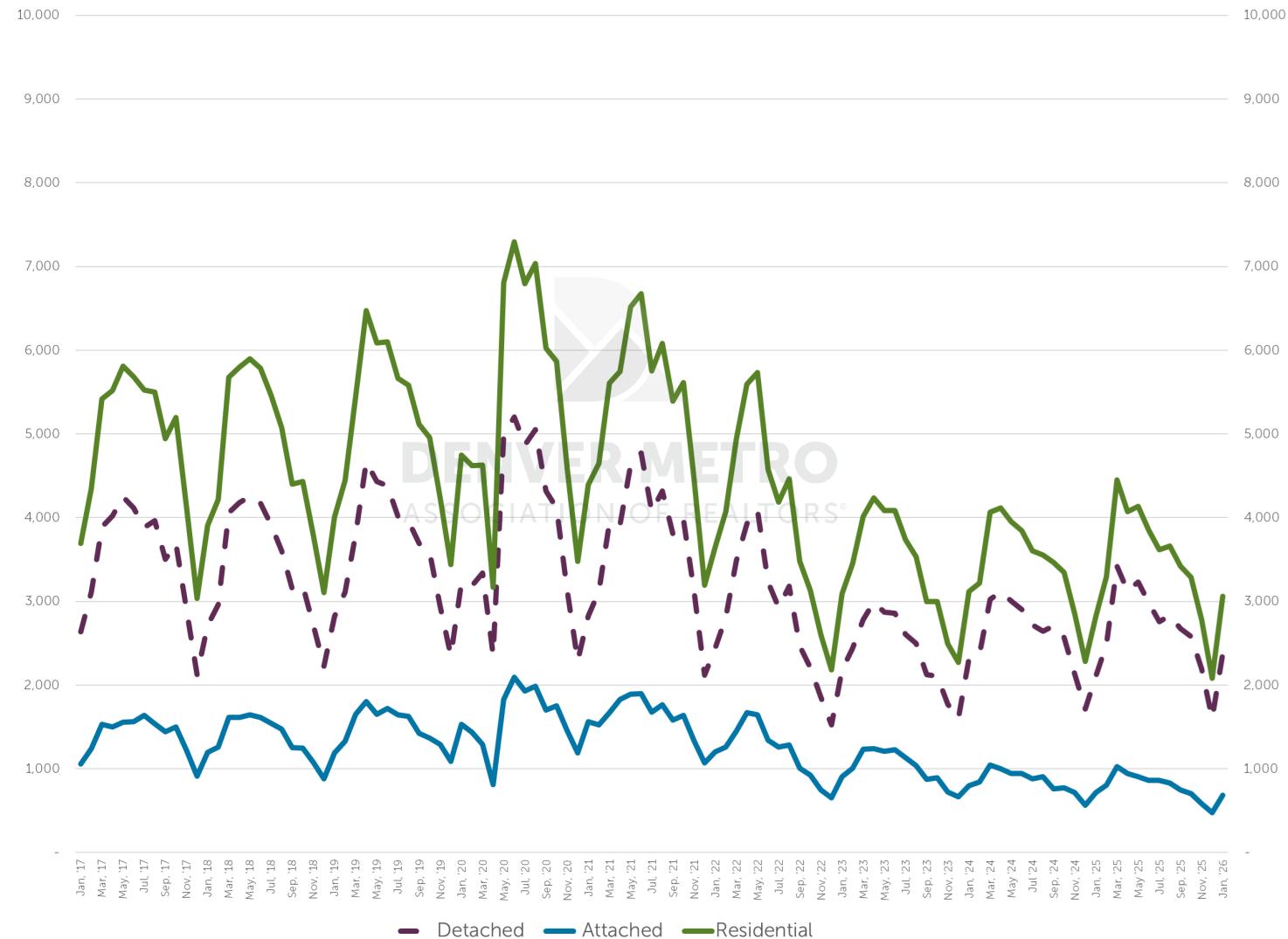
## New Listings

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## Pending Sales

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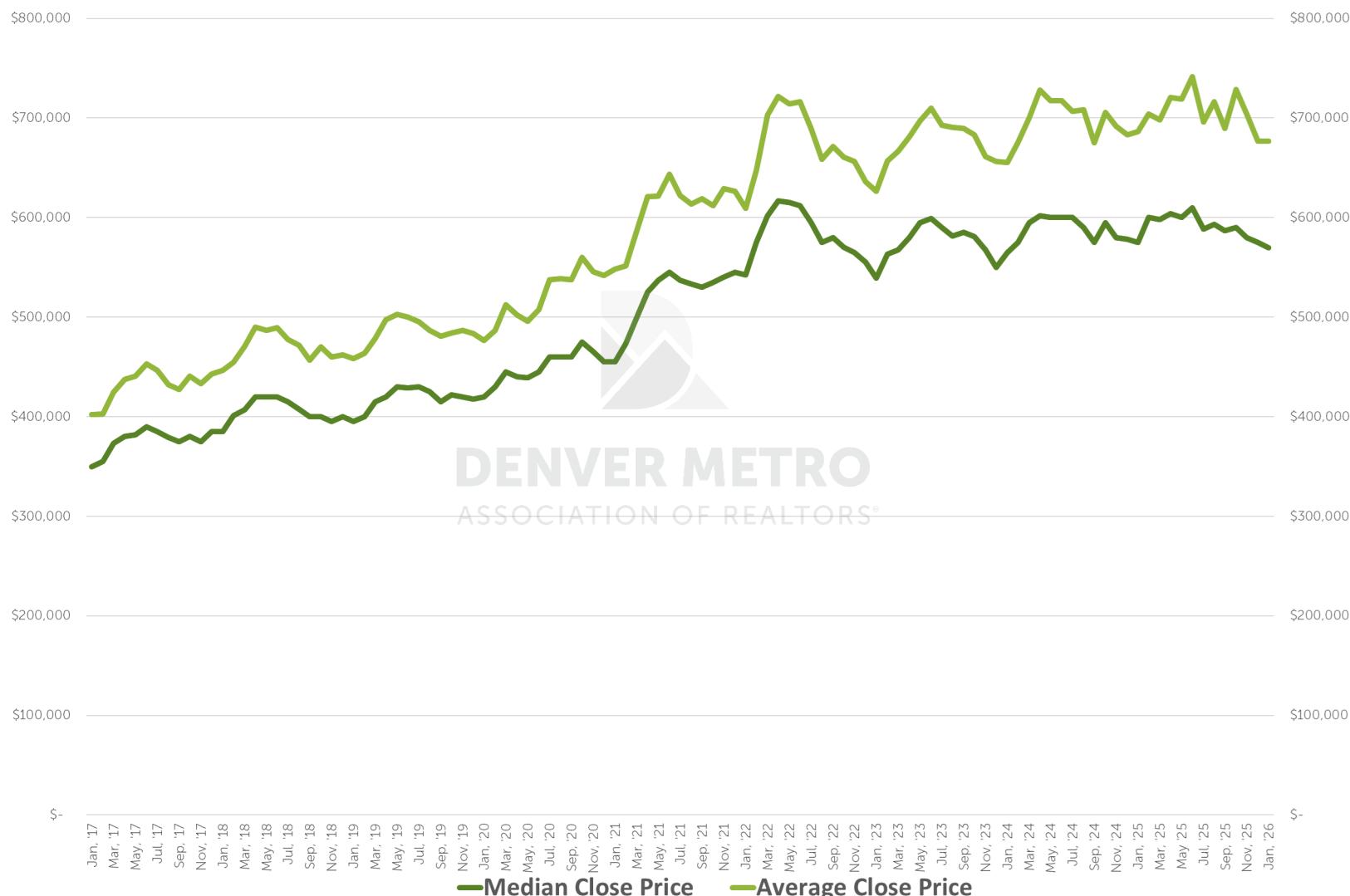
## Residential Median + Average Close Price

10-year view

DMAR Market Trends | January 2026

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



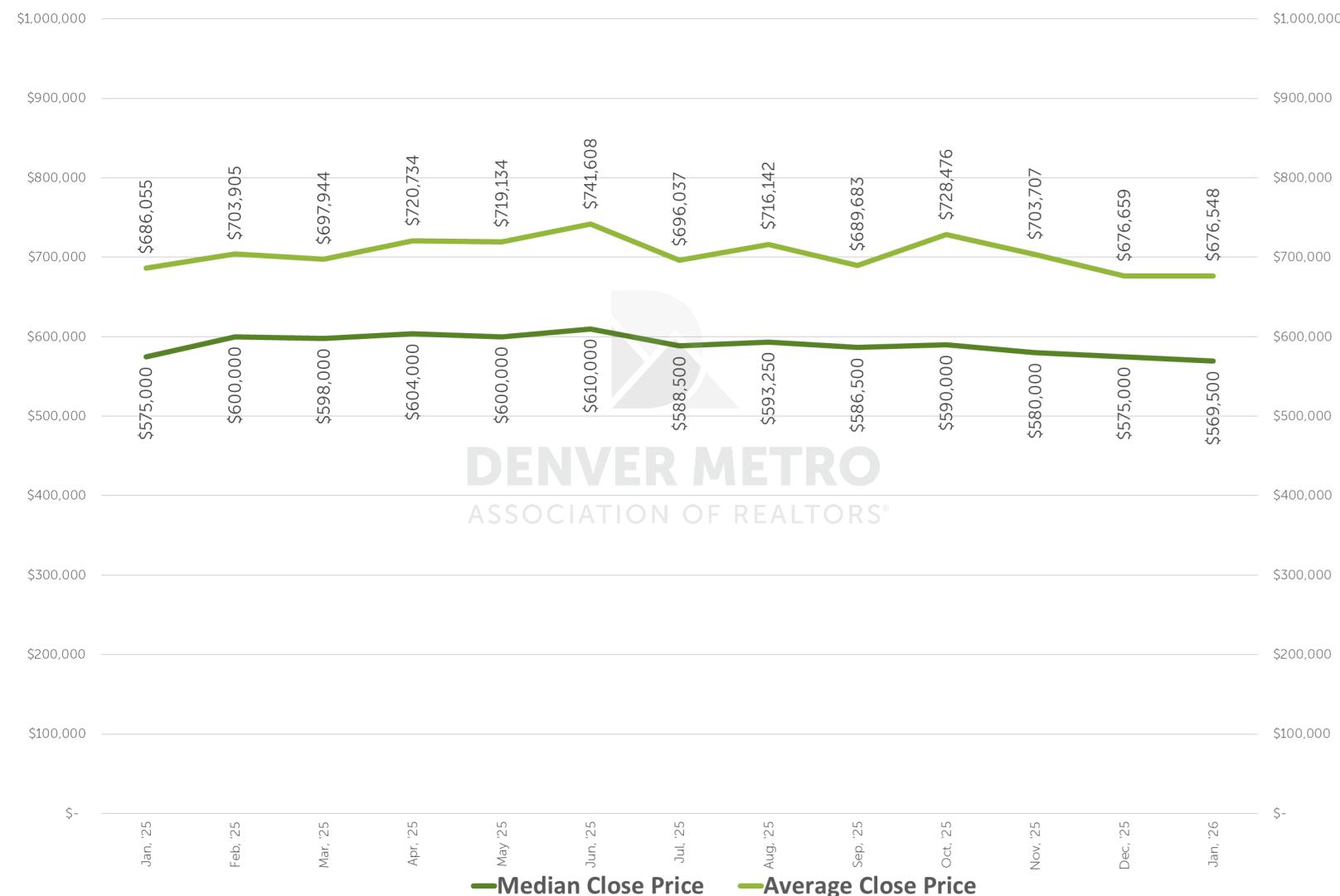
## Residential Median + Average Close Price

1-year snapshot

DMAR Market Trends | January 2026

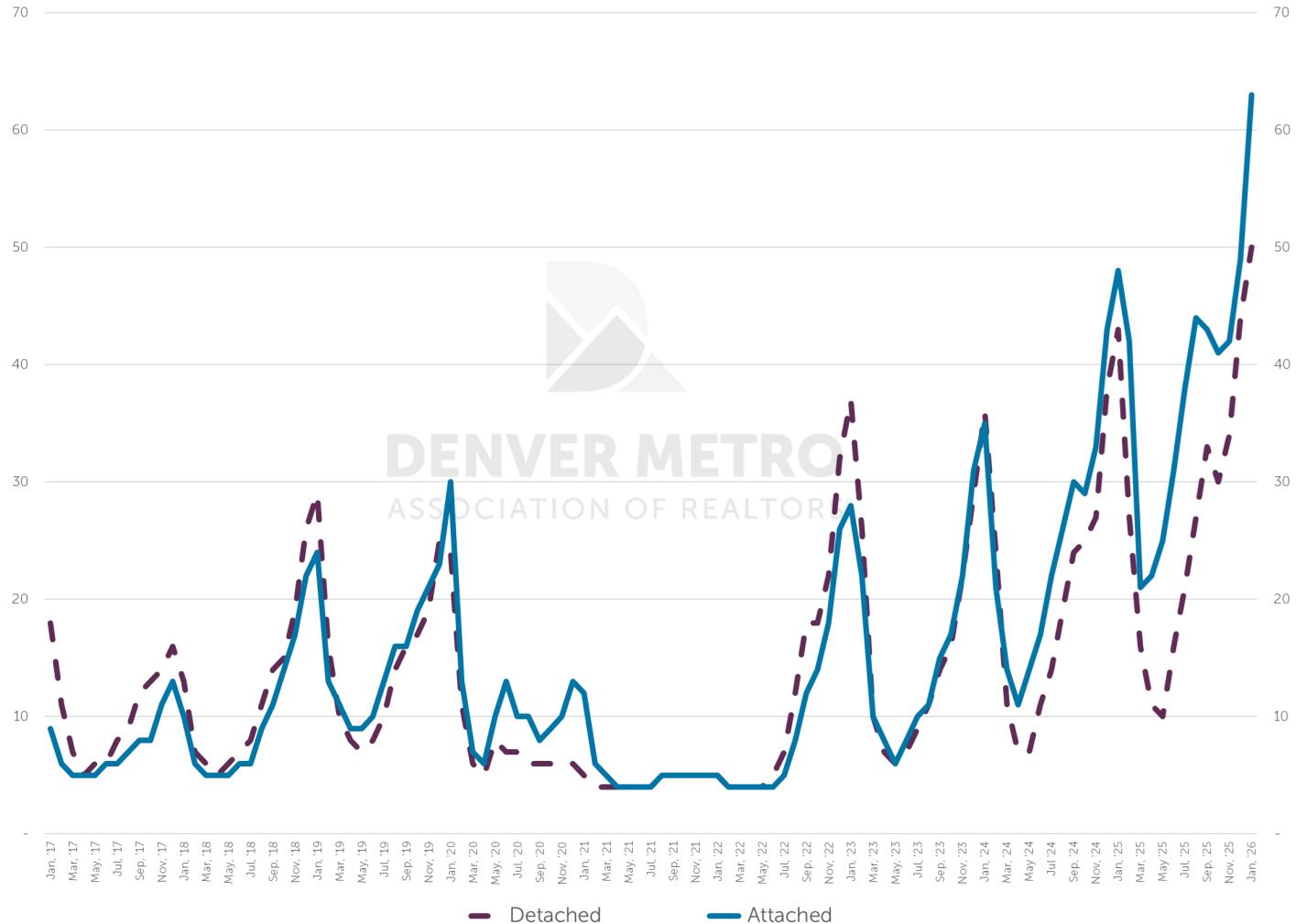
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Source of MLS Data: REColorado.com



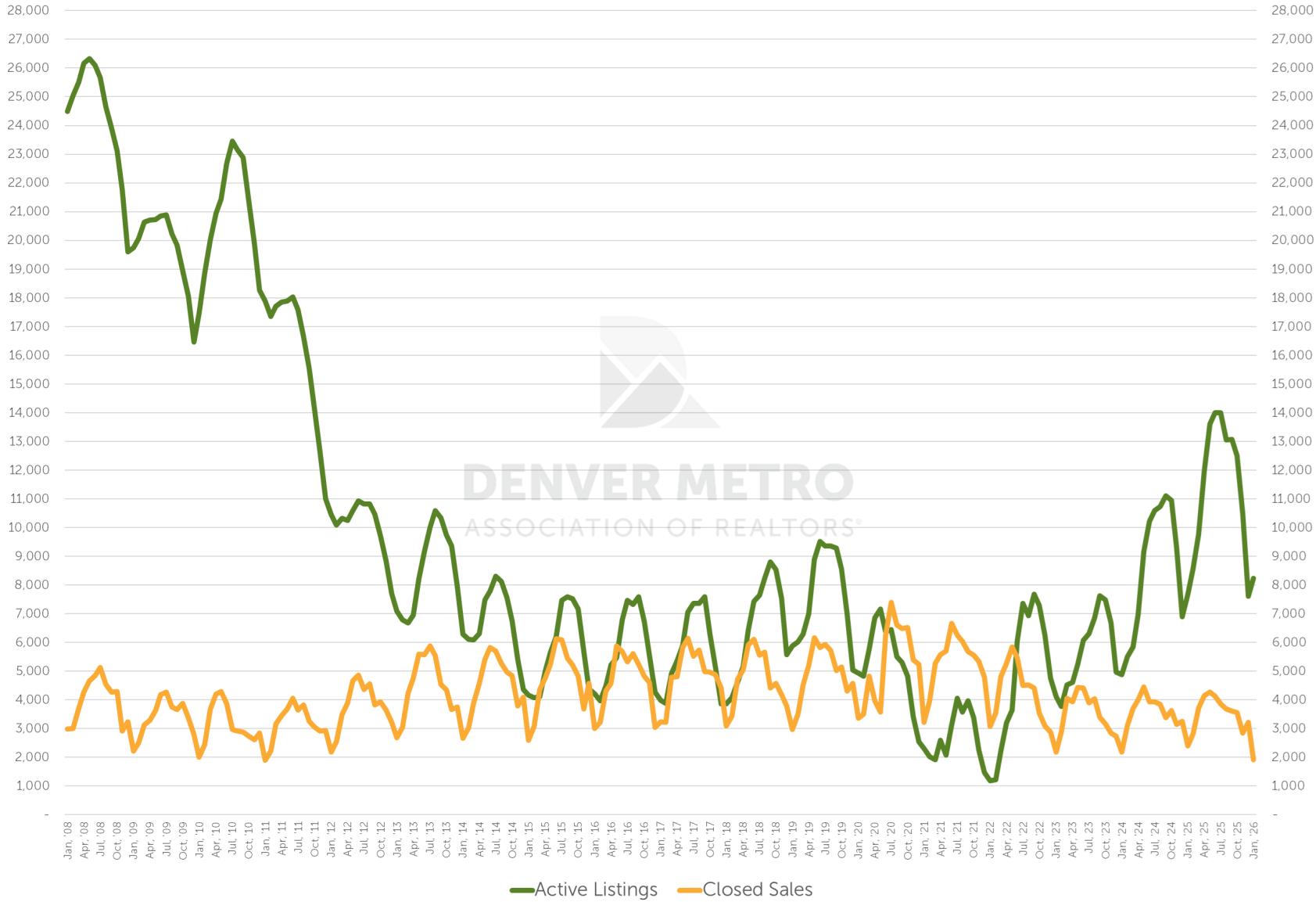
## Median Days in MLS

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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



## Residential Active Listings + Closed Sales at Month's End

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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



## Market Trends

<b>Price Range</b>		<b>Detached</b>			<b>Attached</b>		
		<b>Closed</b>	<b>Active</b>	<b>MOI</b>	<b>Closed</b>	<b>Active</b>	<b>MOI</b>
<b>Months of Inventory</b>	\$0 to \$299,999	25	50	2.00	120	940	7.83
	\$300,000 to \$499,999	361	1,043	2.89	194	1,306	6.73
	\$500,000 to \$749,999	646	1,938	3.00	88	535	6.08
	\$750,000 to \$999,999	228	985	4.32	19	131	6.89
	\$1,000,000 to \$1,499,999	141	563	3.99	7	64	9.14
	\$1,500,000 to \$1,999,999	39	263	6.74	4	25	6.25
	\$2,000,000 and over	46	359	7.80	1	26	26.00
<b>TOTALS</b>		1,486	5,201	3.50	433	3,027	6.99
<b>Price Range</b>		<b>Detached</b>		<b>% change</b>	<b>Attached</b>		<b>% change</b>
		<b>Closed Jan. 2026</b>	<b>Closed Dec. 2025</b>		<b>Closed Jan. 2026</b>	<b>Closed Dec. 2025</b>	
<b>Month-Over-Month</b>	\$0 to \$299,999	25	32	-21.88%	120	197	-39.09%
	\$300,000 to \$499,999	361	553	-34.72%	194	346	-43.93%
	\$500,000 to \$749,999	646	1,136	-43.13%	88	139	-36.69%
	\$750,000 to \$999,999	228	456	-50.00%	19	25	-24.00%
	\$1,000,000 to \$1,499,999	141	184	-23.37%	7	8	-12.50%
	\$1,500,000 to \$1,999,999	39	84	-53.57%	4	-	
	\$2,000,000 and over	46	63	-26.98%	1	5	-80.00%
<b>TOTALS</b>		1,486	2,508	-40.75%	433	720	-39.86%
<b>Price Range</b>		<b>Detached</b>		<b>% change</b>	<b>Attached</b>		<b>% change</b>
		<b>YTD Jan. 2026</b>	<b>YTD Jan. 2025</b>		<b>YTD Jan. 2026</b>	<b>YTD Jan. 2025</b>	
<b>Year-Over-Year</b>	\$0 to \$299,999	25	16	56.25%	120	157	-23.57%
	\$300,000 to \$499,999	361	352	2.56%	194	284	-31.69%
	\$500,000 to \$749,999	646	820	-21.22%	88	136	-35.29%
	\$750,000 to \$999,999	228	327	-30.28%	19	30	-36.67%
	\$1,000,000 to \$1,499,999	141	158	-10.76%	7	9	-22.22%
	\$1,500,000 to \$1,999,999	39	47	-17.02%	4	1	300.00%
	\$2,000,000 and over	46	51	-9.80%	1	3	-66.67%
<b>TOTALS</b>		1,486	1,771	-16.09%	433	620	-30.16%

## Properties Sold for \$1 Million or More

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	635	180	567	252.78%	11.99%
Pending	337	222	310	51.80%	8.71%
Closed	238	344	269	-30.81%	-11.52%
Sales Volume	\$ 381,036,344	\$ 576,774,908	\$ 454,232,626	-33.94%	-16.11%
Days in MLS - Average	96	68	74	41.18%	29.73%
Days in MLS - Median	71	48	53	47.92%	33.96%
Close-Price-to-List-Price Ratio	96.21%	97.32%	96.92%	-1.14%	-0.73%
PSF Total	\$ 372	\$ 386	\$ 380	-3.63%	-2.11%
<b>Detached</b>					
New Listings	594	167	527	255.69%	12.71%
Pending	325	206	293	57.77%	10.92%
Closed	226	331	256	-31.72%	-11.72%
Sales Volume	\$ 358,477,344	\$ 547,579,909	\$ 432,170,626	-34.53%	-17.05%
Days in MLS - Average	93	69	77	34.78%	20.78%
Days in MLS - Median	70	48	55	45.83%	27.27%
Close-Price-to-List-Price Ratio	96.22%	97.38%	96.89%	-1.19%	-0.69%
PSF Total	\$ 362	\$ 369	\$ 365	-1.90%	-0.82%
<b>Attached</b>					
New Listings	41	13	40	215.38%	2.50%
Pending	12	16	17	-25.00%	-29.41%
Closed	12	13	13	-7.69%	-7.69%
Sales Volume	\$ 22,559,000	\$ 29,194,999	\$ 22,062,000	-22.73%	2.25%
Days in MLS - Average	154	56	25	175.00%	516.00%
Days in MLS - Median	100	20	3	400.00%	3233.33%
Close-Price-to-List-Price Ratio	95.95%	95.63%	97.50%	0.33%	-1.59%
PSF Total	\$ 561	\$ 835	\$ 668	-32.81%	-16.02%

## Properties Sold for \$1 Million or More

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
<b>Residential (Detached + Attached)</b>									
New Listings	635	567	414	306	329	11.99%	53.38%	107.52%	93.01%
Pending	337	310	305	270	287	8.71%	10.49%	24.81%	17.42%
Closed	238	269	218	195	223	-11.52%	9.17%	22.05%	6.73%
Sales Volume	\$ 381,036,344	\$ 454,232,626	\$ 346,064,957	\$ 306,336,451	\$ 344,909,121	-16.11%	10.11%	24.38%	10.47%
Days in MLS - Average	96	74	68	56	38	29.73%	41.18%	71.43%	152.63%
Days in MLS - Median	71	53	52	46	7	33.96%	36.54%	54.35%	914.29%
Close-Price-to-List-Price Ratio	96.21%	96.92%	96.82%	96.45%	101.81%	-0.73%	-0.63%	-0.25%	-5.50%
PSF Total	\$ 372	\$ 380	\$ 361	\$ 355	\$ 380	-2.11%	3.05%	4.79%	-2.11%
<b>Detached</b>									
New Listings	594	527	383	279	298	12.71%	55.09%	112.90%	99.33%
Pending	325	293	286	251	260	10.92%	13.64%	29.48%	25.00%
Closed	226	256	207	182	202	-11.72%	9.18%	24.18%	11.88%
Sales Volume	\$ 358,477,344	\$ 432,170,626	\$ 322,335,678	\$ 288,821,848	\$ 311,085,782	-17.05%	11.21%	24.12%	15.23%
Days in MLS - Average	93	77	69	54	31	20.78%	34.78%	72.22%	200.00%
Days in MLS - Median	70	55	53	42	8	27.27%	32.08%	66.67%	775.00%
Close-Price-to-List-Price Ratio	96.22%	96.89%	96.85%	96.71%	101.79%	-0.69%	-0.65%	-0.51%	-5.47%
PSF Total	\$ 362	\$ 365	\$ 344	\$ 346	\$ 348	-0.82%	5.23%	4.62%	4.02%
<b>Attached</b>									
New Listings	41	40	31	27	31	2.50%	32.26%	51.85%	32.26%
Pending	12	17	19	19	27	-29.41%	-36.84%	-36.84%	-55.56%
Closed	12	13	11	13	21	-7.69%	9.09%	-7.69%	-42.86%
Sales Volume	\$ 22,559,000	\$ 22,062,000	\$ 23,729,279	\$ 17,514,603	\$ 33,823,339	2.25%	-4.93%	28.80%	-33.30%
Days in MLS - Average	154	25	43	76	111	516.00%	258.14%	102.63%	38.74%
Days in MLS - Median	100	3	10	74	5	3233.33%	900.00%	35.14%	1900.00%
Close-Price-to-List-Price Ratio	95.95%	97.50%	96.28%	92.90%	102.06%	-1.59%	-0.34%	3.28%	-5.99%
PSF Total	\$ 561	\$ 668	\$ 682	\$ 479	\$ 689	-16.02%	-17.74%	17.12%	-18.58%

## Properties Sold Between \$750,000 and \$999,999

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	662	218	620	203.67%	6.77%
Pending	424	290	435	46.21%	-2.53%
Closed	247	481	357	-48.65%	-30.81%
Sales Volume	\$ 207,728,358	\$ 408,582,705	\$ 303,285,148	-49.16%	-31.51%
Days in MLS - Average	78	69	66	13.04%	18.18%
Days in MLS - Median	58	49	51	18.37%	13.73%
Close-Price-to-List-Price Ratio	98.00%	98.18%	98.79%	-0.18%	-0.80%
PSF Total	\$ 280	\$ 278	\$ 283	0.72%	-1.06%
<b>Detached</b>					
New Listings	594	200	556	197.00%	6.83%
Pending	394	271	409	45.39%	-3.67%
Closed	228	456	327	-50.00%	-30.28%
Sales Volume	\$ 192,223,358	\$ 387,472,674	\$ 278,328,463	-50.39%	-30.94%
Days in MLS - Average	78	69	65	13.04%	20.00%
Days in MLS - Median	59	50	49	18.00%	20.41%
Close-Price-to-List-Price Ratio	98.10%	98.20%	98.84%	-0.10%	-0.75%
PSF Total	\$ 274	\$ 269	\$ 271	1.86%	1.11%
<b>Attached</b>					
New Listings	68	18	64	277.78%	6.25%
Pending	30	19	26	57.89%	15.38%
Closed	19	25	30	-24.00%	-36.67%
Sales Volume	\$ 15,505,000	\$ 21,110,031	\$ 24,956,685	-26.55%	-37.87%
Days in MLS - Average	70	66	71	6.06%	-1.41%
Days in MLS - Median	50	29	75	72.41%	-33.33%
Close-Price-to-List-Price Ratio	96.83%	97.95%	98.26%	-1.14%	-1.46%
PSF Total	\$ 356	\$ 435	\$ 415	-18.16%	-14.22%

## Properties Sold Between \$750,000 and \$999,999

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
<b>Residential (Detached + Attached)</b>									
New Listings	662	620	445	421	466	6.77%	48.76%	57.24%	42.06%
Pending	424	435	477	432	453	-2.53%	-11.11%	-1.85%	-6.40%
Closed	247	357	306	257	369	-30.81%	-19.28%	-3.89%	-33.06%
Sales Volume	\$ 207,728,358	\$ 303,285,148	\$ 259,380,077	\$ 215,965,879	\$ 311,286,821	-31.51%	-19.91%	-3.81%	-33.27%
Days in MLS - Average	78	66	52	49	22	18.18%	50.00%	59.18%	254.55%
Days in MLS - Median	58	51	36	41	5	13.73%	61.11%	41.46%	1060.00%
Close-Price-to-List-Price Ratio	98.00%	98.79%	98.67%	97.95%	102.06%	-0.80%	-0.68%	0.05%	-3.98%
PSF Total	\$ 280	\$ 283	\$ 278	\$ 282	\$ 296	-1.06%	0.72%	-0.71%	-5.41%
<b>Detached</b>									
New Listings	594	556	403	379	414	6.83%	47.39%	56.73%	43.48%
Pending	394	409	448	397	406	-3.67%	-12.05%	-0.76%	-2.96%
Closed	228	327	289	229	319	-30.28%	-21.11%	-0.44%	-28.53%
Sales Volume	\$ 192,223,358	\$ 278,328,463	\$ 244,472,218	\$ 191,949,717	\$ 269,605,330	-30.94%	-21.37%	0.14%	-28.70%
Days in MLS - Average	78	65	51	51	19	20.00%	52.94%	52.94%	310.53%
Days in MLS - Median	59	49	35	43	5	20.41%	68.57%	37.21%	1080.00%
Close-Price-to-List-Price Ratio	98.10%	98.84%	98.68%	97.84%	102.42%	-0.75%	-0.59%	0.27%	-4.22%
PSF Total	\$ 274	\$ 271	\$ 269	\$ 261	\$ 270	1.11%	1.86%	4.98%	1.48%
<b>Attached</b>									
New Listings	68	64	42	42	52	6.25%	61.90%	61.90%	30.77%
Pending	30	26	29	35	47	15.38%	3.45%	-14.29%	-36.17%
Closed	19	30	17	28	50	-36.67%	11.76%	-32.14%	-62.00%
Sales Volume	\$ 15,505,000	\$ 24,956,685	\$ 14,907,859	\$ 24,016,162	\$ 41,681,491	-37.87%	4.01%	-35.44%	-62.80%
Days in MLS - Average	70	71	67	33	41	-1.41%	4.48%	112.12%	70.73%
Days in MLS - Median	50	75	43	9	10	-33.33%	16.28%	455.56%	400.00%
Close-Price-to-List-Price Ratio	96.83%	98.26%	98.59%	98.84%	99.72%	-1.46%	-1.79%	-2.03%	-2.90%
PSF Total	\$ 356	\$ 415	\$ 424	\$ 458	\$ 460	-14.22%	-16.04%	-22.27%	-22.61%

## Properties Sold Between \$500,000 and \$749,999

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	1,575	594	1,651	165.15%	-4.60%
Pending	1,239	800	1,142	54.88%	8.49%
Closed	734	1,275	956	-42.43%	-23.22%
Sales Volume	\$ 444,334,149	\$ 773,391,803	\$ 579,304,721	-42.55%	-23.30%
Days in MLS - Average	70	63	60	11.11%	16.67%
Days in MLS - Median	56	42	45	33.33%	24.44%
Close-Price-to-List-Price Ratio	98.76%	98.59%	99.09%	0.17%	-0.33%
PSF Total	\$ 261	\$ 261	\$ 276	0.00%	-5.43%
<b>Detached</b>					
New Listings	1,300	484	1,342	168.60%	-3.13%
Pending	1,094	704	982	55.40%	11.41%
Closed	646	1,136	820	-43.13%	-21.22%
Sales Volume	\$ 393,212,652	\$ 692,533,523	\$ 500,679,997	-43.22%	-21.46%
Days in MLS - Average	68	62	59	9.68%	15.25%
Days in MLS - Median	54	42	45	28.57%	20.00%
Close-Price-to-List-Price Ratio	98.87%	98.66%	99.17%	0.21%	-0.30%
PSF Total	\$ 252	\$ 252	\$ 265	0.00%	-4.91%
<b>Attached</b>					
New Listings	275	110	309	150.00%	-11.00%
Pending	145	96	160	51.04%	-9.38%
Closed	88	139	136	-36.69%	-35.29%
Sales Volume	\$ 51,121,497	\$ 80,858,280	\$ 78,624,724	-36.78%	-34.98%
Days in MLS - Average	85	76	61	11.84%	39.34%
Days in MLS - Median	72	44	48	63.64%	50.00%
Close-Price-to-List-Price Ratio	98.00%	98.01%	98.62%	-0.01%	-0.63%
PSF Total	\$ 334	\$ 332	\$ 342	0.60%	-2.34%

## Properties Sold Between \$500,000 and \$749,999

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
<b>Residential (Detached + Attached)</b>									
New Listings	1,575	1,651	1,303	1,126	1,374	-4.60%	20.87%	39.88%	14.63%
Pending	1,239	1,142	1,270	1,267	1,492	8.49%	-2.44%	-2.21%	-16.96%
Closed	734	956	892	841	1,249	-23.22%	-17.71%	-12.72%	-41.23%
Sales Volume	\$ 444,334,149	\$ 579,304,721	\$ 538,851,066	\$ 506,480,902	\$ 752,096,084	-23.30%	-17.54%	-12.27%	-40.92%
Days in MLS - Average	70	60	51	50	21	16.67%	37.25%	40.00%	233.33%
Days in MLS - Median	56	45	39	38	5	24.44%	43.59%	47.37%	1020.00%
Close-Price-to-List-Price Ratio	98.76%	99.09%	98.70%	98.50%	102.17%	-0.33%	0.06%	0.26%	-3.34%
PSF Total	\$ 261	\$ 276	\$ 266	\$ 261	\$ 271	-5.43%	-1.88%	0.00%	-3.69%
<b>Detached</b>									
New Listings	1,300	1,342	1,082	941	1,184	-3.13%	20.15%	38.15%	9.80%
Pending	1,094	982	1,113	1,133	1,270	11.41%	-1.71%	-3.44%	-13.86%
Closed	646	820	803	728	1,079	-21.22%	-19.55%	-11.26%	-40.13%
Sales Volume	\$ 393,212,652	\$ 500,679,997	\$ 487,534,741	\$ 439,521,960	\$ 653,539,536	-21.46%	-19.35%	-10.54%	-39.83%
Days in MLS - Average	68	59	50	51	19	15.25%	36.00%	33.33%	257.89%
Days in MLS - Median	54	45	39	39	5	20.00%	38.46%	38.46%	980.00%
Close-Price-to-List-Price Ratio	98.87%	99.17%	98.74%	98.46%	102.33%	-0.30%	0.13%	0.42%	-3.38%
PSF Total	\$ 252	\$ 265	\$ 258	\$ 246	\$ 256	-4.91%	-2.33%	2.44%	-1.56%
<b>Attached</b>									
New Listings	275	309	221	185	190	-11.00%	24.43%	48.65%	44.74%
Pending	145	160	157	134	222	-9.38%	-7.64%	8.21%	-34.68%
Closed	88	136	89	113	170	-35.29%	-1.12%	-22.12%	-48.24%
Sales Volume	\$ 51,121,497	\$ 78,624,724	\$ 51,316,325	\$ 66,958,942	\$ 98,556,548	-34.98%	-0.38%	-23.65%	-48.13%
Days in MLS - Average	85	61	64	46	29	39.34%	32.81%	84.78%	193.10%
Days in MLS - Median	72	48	40	29	7	50.00%	80.00%	148.28%	928.57%
Close-Price-to-List-Price Ratio	98.00%	98.62%	98.34%	98.70%	101.17%	-0.63%	-0.35%	-0.71%	-3.13%
PSF Total	\$ 334	\$ 342	\$ 332	\$ 355	\$ 362	-2.34%	0.60%	-5.92%	-7.73%

## Glossary

**Active Listings:** The number of properties available for sale at the end of a reported period. The availability of homes for sale has a big impact on supply and demand dynamics and home prices.

**Attached Home:** A structure that shares a common wall or walls with another unit. Examples include townhomes, condominiums, row houses, apartment buildings and high-rise residential towers.

**Average Close Price:** A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

**Closed Listings:** A measure of home sales that sold and closed during the reported period.

**Detached Home (also called a single-family home):** A single-family home that sits on its own lot and does not share any walls with another home or building. Basically, this is another term for your traditional stand-alone house or single-family home.

**Median Close Price:** A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

**Months of Inventory (MOI):** A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number and a seller's market has a lower number.

**New Listings:** The number of properties which became available

during the reported period.

**Pending:** The number of listings that were changed status from "active" to "pending" at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to pending, out of pending, then back to pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for homebuyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.

**REcolorado:** Colorado's largest Multiple Listing Service (MLS) and the source data for the DMAR Market Trends Report.

**RentalBeast:** Rental Beast is the National Association of Realtors® exclusive recommended software provider in the rental space. With a cutting-edge platform designed to empower real estate professionals, and the nation's most comprehensive database of more than 10 million rental properties, Rental Beast provides Realtors® with rental-centric tools simplifying every aspect of the rental process and is the source of rental data for the DMAR Market Trends Report.

**Residential:** Represents the overall housing market, which includes activity of detached single-family homes as well as attached homes.

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